

Applicants are reminded that all Return Receipts
From the Certified Mail of Public Hearing must be submitted prior to
Public Hearing for application to be heard.

**All Applicants and Property Owners
and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER
OF ATTORNEY

AGENDA
NOTICE OF MEETING
WARRICK COUNTY AREA BOARD OF ZONING APPEALS

Regular meeting to be held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
November 28, 2016 at 6:00 P.M.
North & South doors of the Historic Courthouse open at 5:40 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the Minutes of the last regular meeting held October 24, 2016 and the
Executive Session held November 10, 2016.

SPECIAL USE:

BZA-SU-16-14(A) (Amended Petition)

APPLICANT: Prime Foods Holdings, LLC, by Ronald Bennett, Gen. Mgr.

OWNERS: Prime Foods Holdings, LLC, by Ronald Bennett, Gen. Mgr. (Pcl. P); Midwest Coal
Reserves of Indiana, LLC, by Mark Scimio, V.P. (Pcls A-O) & The Irene Wasson Revocable
Living Trust created U/T/A July 9, 1998 by Rita W. Roth, Trustee. (Pcl Q)

PREMISES AFFECTED: Property located on the E side S.R. 61 & the N side of Kelly Rd.
approximately 3,000' E & 2,300' N of the intersection formed by S. R. 61 & Kelly Rd.(N 600).
Hart Twp. *(Complete legal on file.)*

NATURE OF CASE: Applicant requests a Special Use (SU 5) from the requirements as set
forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a
commercial facility for a confined feeding operation for laying hens and egg production in an
“A” Agriculture and “CON” Recreation and Conservancy zoning district. *Advertised in the
Standard October 13, 2016. Con't from last regular meeting held October 24, 2016.*

BZA-SU-16-15

APPLICANT: Alvey's Sign Co. by Susy Basham, Permitting Clerk

OWNER: DSIG LLC by Dilbag Singe, Owner

PREMISES AFFECTED: Property located on the S side of SR 662 approximately 0' SE of the
intersection formed by SR 662 & Stacer Rd., Ohio Twp. Lot 2 Ogle Commercial Park. *5522 Stacer Rd.*

NATURE OF CASE: Applicant requests a Special Use, (SU 8) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for an electronic message board in a “C-3” Highway Commercial zoning district. *Advertised in the Standard November 17, 2016.*

BZA-SU-16-17

APPLICANT: Crystal McDaniel

OWNER: Same

PREMISES AFFECTED: property located on the S side of Old SR 66 approximately 350’ E of the intersection formed by Yankeetown Rd. & Old SR 66, Anderson Twp. *(complete legal on file) 2577 Old SR 66*

NATURE OF CASE: Applicant requests a Special use, (SU-12) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a home occupation of a nail salon in an “A” Agriculture zoning district. *Advertised in the Standard November 17, 2016*

BZA-SU-16-18

APPLICANT: Custom Sign & Engineering, Inc. by Chris Moore, Sales Rep.

OWNER: Bayer Plumbing Inc. by Frank Bayer, owner.

PREMISES AFFECTED: Property located on the N side of Bell Oaks Dr. approximately 500’ W of the intersection formed by Bell Oaks Dr. & SR 261, Ohio Twp. Pt. Lt 5 High Ponte Centre Sec. C.

NATURE OF CASE: Applicant requests a Special Use, (SU 8) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for an electronic message unit to be installed below an existing sign in a “C-4” General Commercial zoning district. *Advertised in the Standard November 17, 2016*

BZA-SU-16-20

APPLICANT: Pampered Pet Nanny LLC, by Megan Anderson, Mbr.

OWNER: Steven & Megan Anderson

PREMISES AFFECTED: Property located on the E side if Libbert RD. approximately 0’ NE of the intersection formed by Libbert Rd. & Vann Rd., Ohio Twp. *(complete legal on file) 3488 Libbert Rd.*

NATURE OF CASE: Applicant requests a Special Use (SU 24) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an addition to an existing dog boarding facility approved in BZA-SU-11-20 on 9/26/11. Addition is for an additional 5 dogs to make facility hold 17 dogs in an “A” Agriculture zoning district. *Advertised in the Standard November 17, 2016*

VARIANCE:

BZA-V-16-19

APPLICANT: Daryl Vanwinkle Construction, LLC, Daryl Vanwinkle, Mbr.

OWNER: Harpole Realty, LLC, Danny Harpole, Mbr.

PREMISES AFFECTED: Property located on the S side of Evansville Federal Dr. approximately 330’ W of the intersection formed by Evansville Federal Dr. & SR 261, Ohio Twp. Lot 2 Evansville Federal Subdivision. 7835 SR 66.

NATURE OF CASE: Applicant requests a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for an addition to an existing business on property fronting on a dedicated by not maintained county right of way in a “C-3” Highway Commercial zoning district. *Advertised in the Standard November 17, 2016*

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.